

## REALTY MARKET NEWS AND COMMENT

**Site Bought for City's First Cooperative Garage—Big West Side Deal.**

### STEINWAYS ADD TO SITE

### City Employees Buy 14 Blocks in Queens—Guttenberg Racetrack Sold.

Cooperation in the ownership and management of a garage is the latest scheme advanced by the artists, architects and musicians who have made West Sixty-seventh street notable for its successful cooperative apartment houses. They are the same people who are backing the proposed reproduction of Versailles and its gardens at Great Neck. Yesterday they bought a site for the cooperative garage, and furthering the real estate market with its most interesting transaction. There was a sale of a large property on Thirty-ninth street, near the North River, probably for a notable industrial improvement. Steinway & Sons added another lot to the site of the new Steinway Hall, which is to be erected in West Sixty-seventh street. Several interesting deals in the suburbs were closed, notably the purchase in Queens of fourteen blocks of property by men in city offices that bough, and the sale of the old Guttenberg racetrack in Bronx county, New Jersey, which will be developed as a high class residential district.

### TO BUILD COOPERATIVE GARAGE

A cooperative garage, which will furnish gasoline, accessories and supplies at cost, is to be erected on West Sixty-sixth street. The stockholders in the new enterprise will include car owners in the more cooperative apartments on West Sixty-seventh street, as well as those owners in the neighborhood. For the project the site at 32 and 34 West Sixty-seventh street, 500x100, between Central Park West and Columbus avenue, has been purchased through Malcolm E. Smith & Co., Inc. The garage will be put up and managed by the Wylie, Casey, Thayer Company and will be known as the Owners West Sixty-sixth Street Garage. The building will be from designs by Walter B. Chambers. It will have accommodations for 136 cars and will be equipped with every modern convenience. This is the first of the cooperative garages.

### SELL NEAR CENTRAL'S YARDS

John J. Shea, wholesale butcher, has sold his business units at 636 to 648 West Thirty-ninth street to a client of John P. Kirwan & Sons. The present improvement is a three-story building, one-half of which is occupied by a garage joined to another having been bought from time to time to allow for the increase in Mr. Shea's business. The buildings have a frontage of 135 feet on the street and are 98 9 feet deep, extending back to the freight yards of the New York Central. The name of the buyer was referred to the New York Central. It is thought the New York Central might have bought the property in connection with its West Side terminal development work, but in another quarter it was reported that an industrial improvement will follow the sale.

**MORE LAND FOR STEINWAYS.** Steinway & Sons have enlarged the site of their proposed new showroom and office at 109 to 113 West Fifty-seventh street and 114 West Fifty-eighth street, purchased last year. Their latest acquisition is 112 West Fifty-eighth street, a four-story dwelling, on lot 19x180 ft., which was purchased from Mrs. E. G. Anderson, through Seton, Johnson and Douglas Gibbons, who negotiated the original deal. The latest purchase gives Steinways a frontage of 394 feet on Fifty-eighth street.

### BRONX APARTMENT SITE

**SOUTHERN BOULEVARD**—Meyer Levinson has sold the plot 75x100, on the east side of Southern Boulevard, 125 ft. west of Jamaica street. The Dembar Ready Company is the owner of record.

### CITY OFFICERS IN BIG DEAL

F. De Haas Simonson has sold to Clifford B. Moore, consulting engineer of the Bureau of Engineering of the Topographical Department and Harry L. V. Powell a big tract at Corona, on the west side of Junction, comprising fourteen blocks. It has a frontage of 368 feet on the north side of Court street, 1,360 feet on the east side of Toledo street, between Court and Rodman streets, and 660 feet on the west side of Junction avenue.

### SOUTH YONKERS PLACE SOLD

Albert Lockwood has sold his house, corner Cliff avenue and St. Andrew's place, Valentine Terrace, South Yonkers, to a resident of New York city, who will occupy.

### GOLD GUTTENBERG TRACK SOLD

Old Guttenberg racetrack, in Hudson county, N. J., has been acquired by Richard Palmer and Fred C. Hart of Teaneck, two well known operators in New Jersey realty, for a consideration reported to be in the neighborhood of \$750,000. Mr. Palmer is president of the Suburban Development Company and has bought the Hudson county tract of several West Englewood home colonies. The property, consisting of seventy-seven acres, will be developed as a highly restricted home community. For that purpose a syndicate is being formed consisting of Bergen and Hudson county residents, and the tracks, which are old track laid opposite the streets in the Nineties in Manhattan and about a mile back from the Hudson.

### HOTEL FOR EAST 38TH STREET

14 Story Structure to Be Erected Between 3d and Lexington Aves.

Arrangements made early this month for the erection of a 14 story hotel to cover the property at 143 to 147 East Thirty-ninth street have been cancelled, and the backer of the project, A. Stanley Jones of Brooklyn, has had plans prepared for a fourteen story hotel to cost \$200,000. Mr. Jones also has increased the site of his hotel, by purchasing from the Belshay Smith estate the dwelling at 148 East Thirty-ninth street, giving a total frontage of 70.10 feet. The new building will be of brick, limestone and terra cotta. It has been planned by Arthur L. Harmon. Like the original project, it will have a roof garden and squash courts among its other features.

### PLATES FOR WEBSTER AVENUE

Two five story brick flats to cost \$100,000 will be erected on the east side of Webster avenue 198.5 feet north of St. Paul's place, 56x33, by the D. A. T. Realty Company, D. A. Trotter, president, from plans by M. W. Del Gaudio.

### BROOKLYN FLAT HOMES

Plans have been filed for four four-story apartment houses to be erected on the southeast corner of Vernon and Nostrand avenues, Brooklyn, to cost \$150,

000, to be erected by Lazarus Rosenthal. The buildings will accommodate eighty-nine families. The plot is 20x2 100'. Shampain & Shampain are the designers.

### LEASING FOR BUSINESS

William B. Bloodgood & Co. have leased for Bing & Bing the stable at 119 West Fifty-fourth street for a term of ten years to be changed into a garage. The building will be changed into a garage.

Anthony Lo Forte has leased the tenth floor at 102 and 104 Fifth avenue to Levy & Nathan for a term of years; also space on the sixteenth floor to the Hudson Damask Company; at 78 to 83 Fifth avenue with Hell Stern the front of the fourth floor; A. L. Stern & Son; with H. Goodman, space on the fourteenth floor to M. Weber & Co.

### TAKE HOMES IN THE COUNTRY

John F. Scott has sublet for Mrs. Bradley L. Eaton to David Weingarten the house she leased for the summer from A. B. Marvin on Hewlett lane, Lawrence, L. I.

### CHANCE TO BUY OCEAN FRONT

**Shore Property at Belle Harbor at Auction To-day.**

Following the recent decision of Justice Blackmar of the Supreme Court in Queens upholding the right of the owners of the water frontage at Belle Harbor to sell their property on the ocean frontage, interest in the realty market to-day will be centered in the absolute sale by Joseph P. Day of the fifty-five ocean front and thirty-two adjacent and more distant lots, comprising all the remaining holdings of the Belle Harbor Realty Company.

An important consideration in connection with this offering is the recent filing by the Topographical Bureau of Queens of a map defining the lines and grade of an ocean front promenade in the Rockaways from Beach 1224 street to a point on the ocean front. This promenade will be one of the important improvements of the borough.

Mapped at a width of 80 feet the proposed new boulevard is designed to extend through Belle Harbor, thence connecting with Tremont avenue and running the ocean front to the Rockaway Park. The lots to-day of any and all of the rights of the seller down to the low tide mark. The eighty-seven lots are to be sold without regard to prices, with the privilege to buyers of buying 40 per cent of the purchase price on mortgage at 5% per cent. The sale will be held on the premises, rain or shine, at half past 2 o'clock.

### RESULTS AT AUCTION.

AT 14 VESEY ST.  
By Joseph P. Day.

ALLEN ST., 192, e. & 186.5 n. Stanton st., 22x100, 5 stories, atty. H. H. Bohner, Indiv. or firm, e. & 186.5, atty. \$45,500. Taxes, & c. \$1,225,000. To Walter Hart et al.

24TH ST., 120, e. & 191.5 n. Stanton st., 22x100, 5 stories, atty. \$1,225,000. Plaintiff, \$1,225,000.

31ST ST., 151, e. & 191.5 n. Stanton st., 22x100, 5 stories, atty. \$1,225,000.

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